



MVHS

Faxton St. Luke's Healthcare | St. Elizabeth Medical Center

DOWNTOWN INTEGRATED HEALTH CAMPUS

July 27, 2017



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ABOUT MVHS

TO BE THE TRUSTED HEALTHCARE SYSTEM OF CHOICE THROUGH CLINICAL QUALITY, EXCELLENCE IN SERVICE AND EDUCATION, COMPASSIONATE CARE, PROMOTION OF WELLNESS AND OPERATIONAL EFFICIENCY.

MVHS IS APPROACHING A \$1 BILLION ECONOMIC IMPACT IN OUR COMMUNITIES.



Together we make a difference.



- In March 2014, Faxton St. Luke's Healthcare and St. Elizabeth Medical Center located in Utica, New York, affiliated under the Mohawk Valley Health System (MVHS).
- MVHS is governed by a single, 18-member board of directors, with nine members from FSLH's board and nine from SEMC's board. The system is operated by a single management team.
- The MVHS serves the geographic area of Oneida, Herkimer and Madison counties and is an integrated delivery system with 4,200 full-time equivalent employees and a combined operating budget of \$537 million.

MVHS

DOWNTOWN INTEGRATED HEALTH CAMPUS

The St. Luke's and St. Elizabeth Campuses were built 60 and 100 years ago respectively as stand-alone separate institutions. In order to realize the Mohawk Valley Health System's (MVHS) vision of achieving excellence in healthcare for our communities, MVHS will:



Consolidate Existing Resources

A new hospital campus will bring together multiple levels of care – from specialty outpatient services to emergency and acute care services – at one site. Generating \$15 million in annual savings.



Eliminate Redundancies

The new hospital will replace FSLH and SEMC and reduce the number of certified beds in the community by 180. In September 2015, the MVHS Board of Directors announced downtown Utica as its preferred site.



Expand the Depth and Breadth of Services

Access to multiple healthcare providers will be available in one location for convenience and enhanced medical team collaboration.

PROJECT BENEFITS: WHY DOWNTOWN?

As MVHS moves forward with its new campus and the addition of 3,500 employees working downtown; the added investments and people will spur the creation of the vital components of an ecosystem in which our urban centers can thrive. The skyline of Utica will forever be changed.



Downtown Vibrancy

- ***Lofts***
- ***Niche Restaurants***
- ***Boutique Shopping***

Connectivity to Existing Amenities

- ***Walkability (Baggs Square & Varick St.)***
- ***Recreation (Utica Aud, Harbor Point)***

Innovation

- ***Entrepreneurship***
- ***Business Incubation***
- ***Co-working Space***

PROJECT SCOPE

On April 3, 2017, New York State Department of Health awarded MVHS \$300 million under the Health Care Facility Transformation grant to “create an integrated healthcare delivery system in Oneida County.”



Future Healthcare Development Opportunities

New downtown campus creates future opportunities for medical education, research and for future growth and innovation.



Smart Growth Project Location

Integration of the medical campus into the downtown fabric will help to build a vibrant community through spatial efficiency, creative placemaking, historic preservation, and pedestrian-focused infrastructure.



Downtown Connections

Adjacent location to Bagg’s Square, Harbor Point, Varick Street and the U District. Project will strengthen demand for residential living and new commercial establishments

LEVERAGING DOWNTOWN



Site Assemblage

Downtown Site: 28.2 Acres
96 Tax Parcels (54 property owners)



Infrastructure Upgrades

Modernization of water, sewer, gas and electric to enable the new campus and provide for future development in the district.



Public-Private Parking Partnership

Additional public parking for the Utica Memorial Auditorium, U District, and Central Business District.

Investment

\$480 million +
750,000 sq.ft. facility
Expected completion:
2022

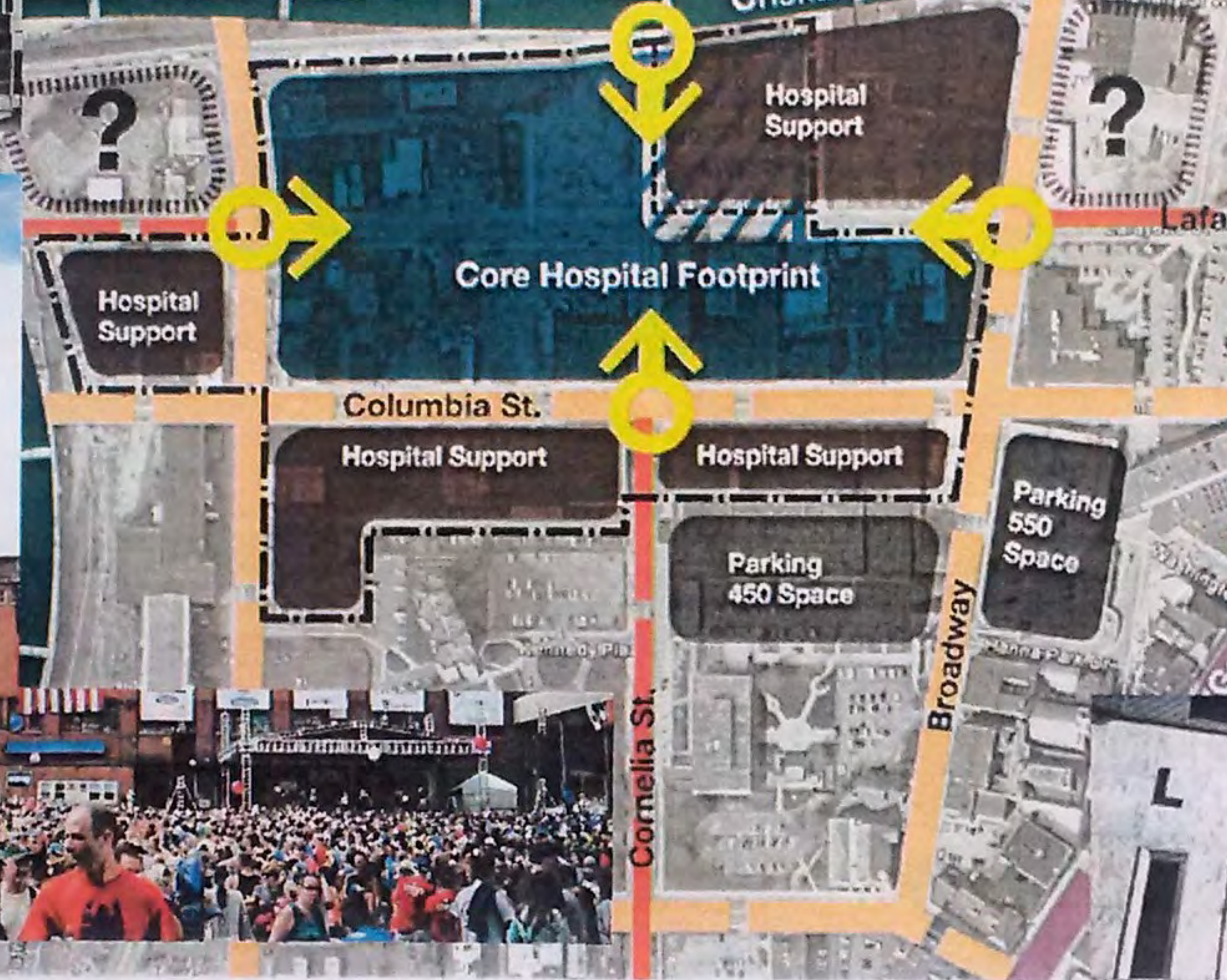
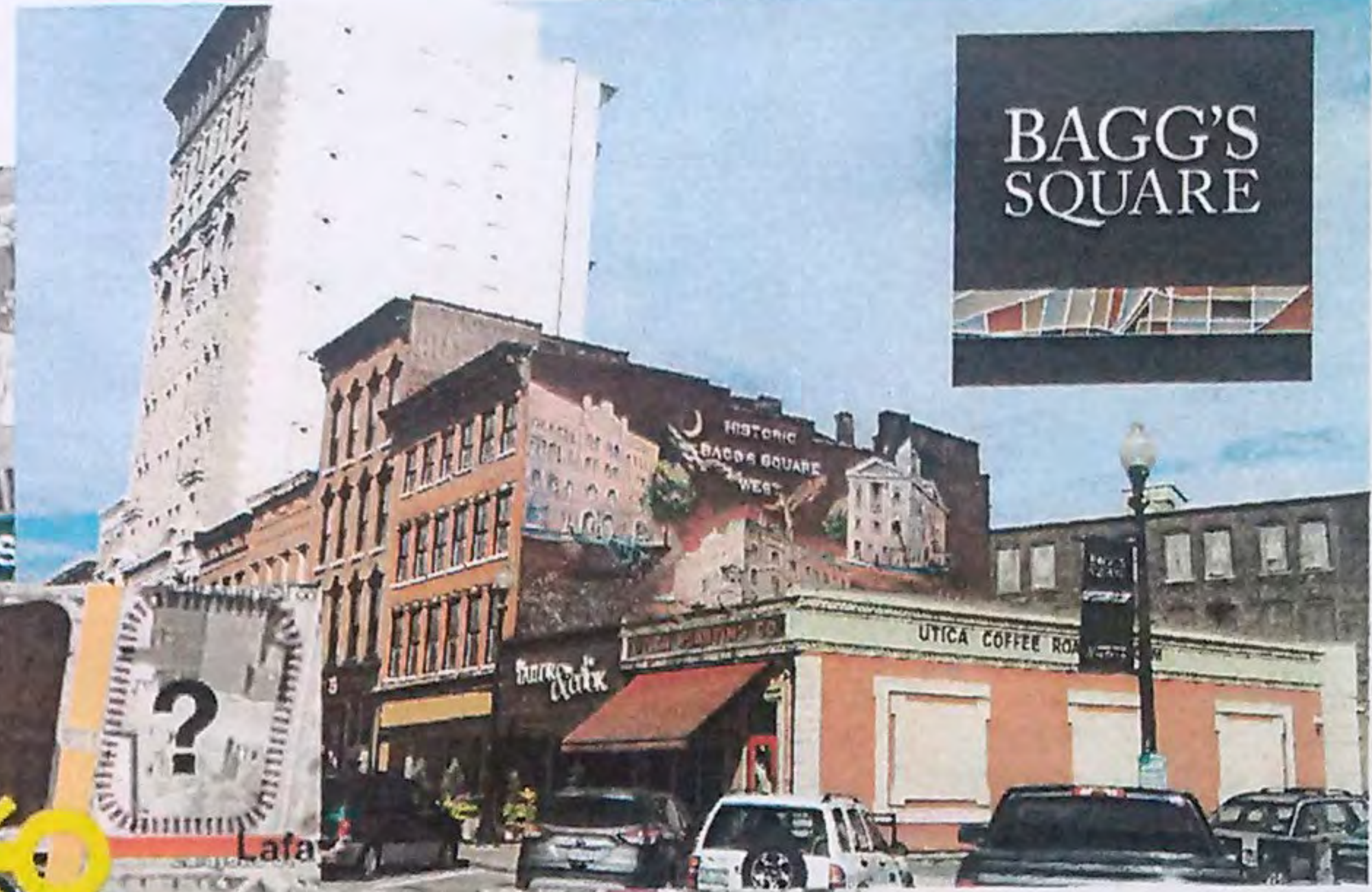
PROJECT SERVICES

Building Area		750,000 SF	
Medical Office Building <i>Co-located on hospital site, to be developed by private developer</i>		80,000 SF	
Site Area		28.2 acres	
Parking <i>Surface and parking structure</i>		3,000 Spaces	
Inpatient Beds: 392 <i>Current licensed beds of both facilities: 571</i>			
Inpatient Beds		Interventional Platform	
Medical Surgical	240	Surgical Operating Rooms	14
Pediatrics	16	Endoscopic Procedure Rooms	5
Intensive Care/CCU	56	Cardiac Cath/Interventional Radiology	8
Behavioral Health	50		
Birthing	30		

Planning for 80,000 Emergency Department Visits

Full imaging to include state of the art technology, education space for the community, staff and medical students – and expansion of residency program.

PROJECT SITE: DOWNTOWN UTICA



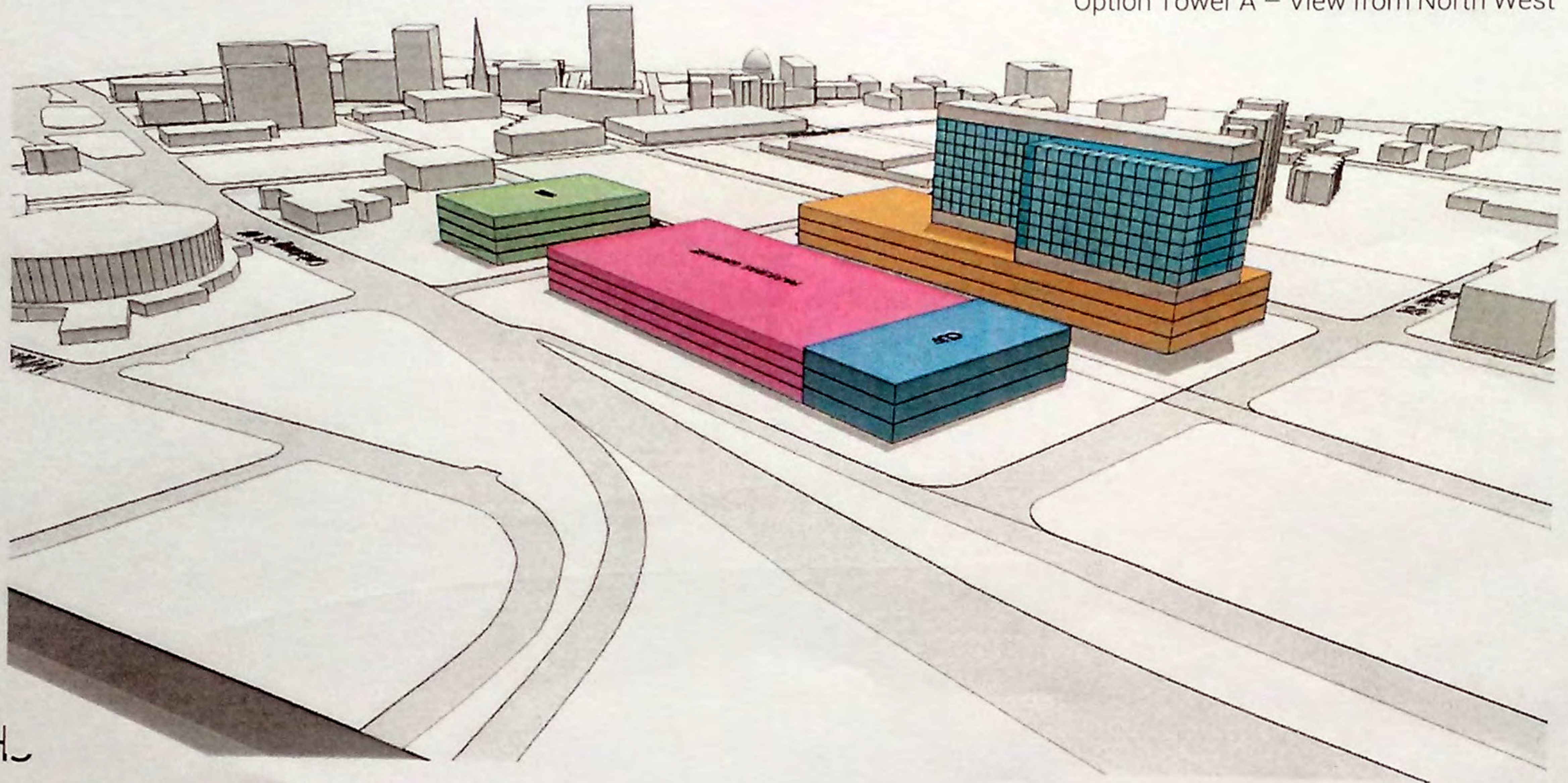
OCEAN BLUE
RESTAURANT AND OYSTER BAR
LANDMARC Building
118 Columbia St, Utica, NY 13502



PRELIMINARY VISIONING CONCEPTS

Downtown Utica

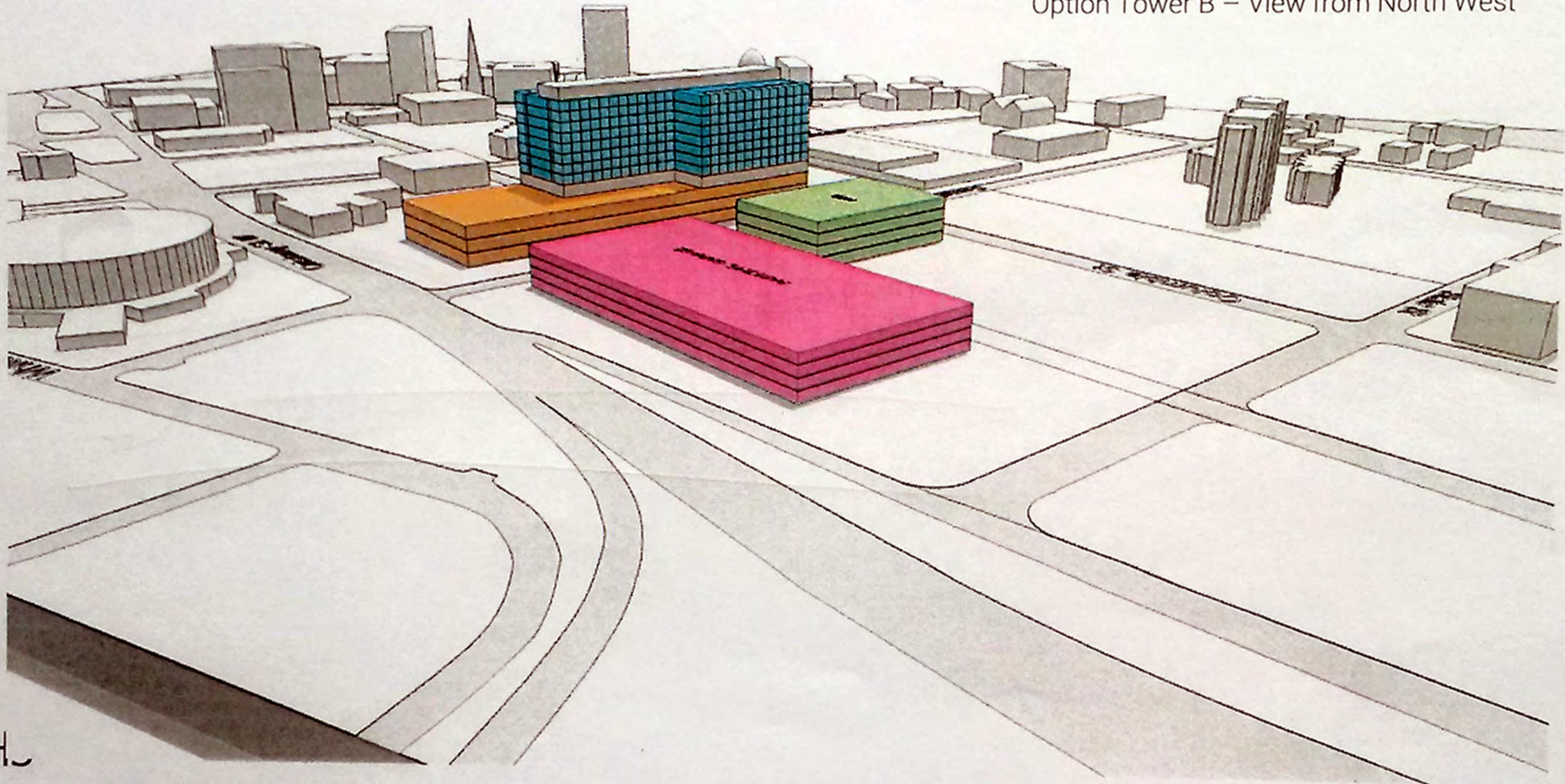
Option Tower A – View from North West



PRELIMINARY VISIONING CONCEPTS

Downtown Utica

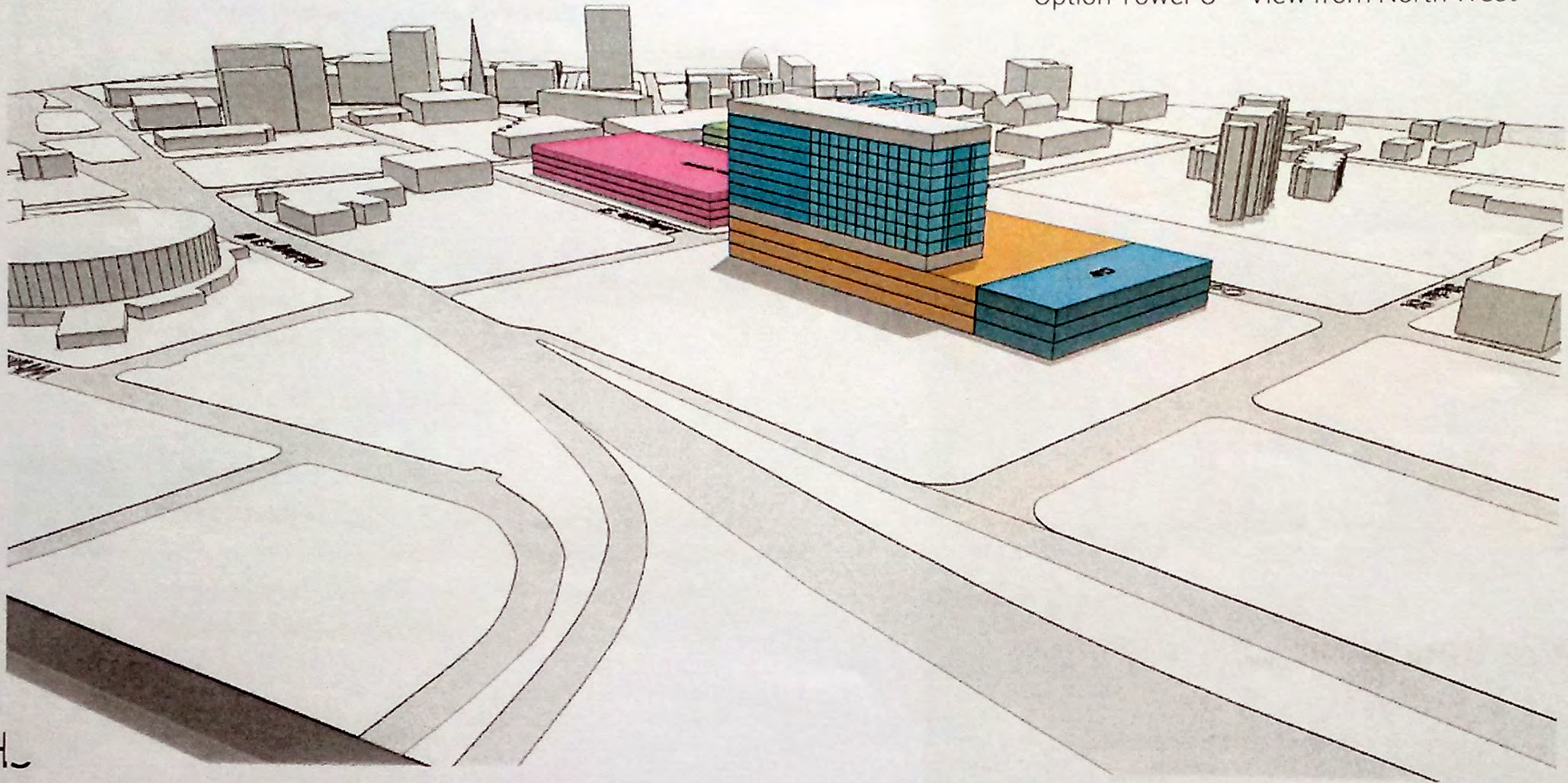
Option Tower B – View from North West



PRELIMINARY VISIONING CONCEPTS

Downtown Utica

Option Tower C – View from North West



MVHS DOWNTOWN

Utica is in the midst of an economic transformation, the MVHS project compliments existing efforts to revitalize our urban center.



Existing Transportation Network

Ease of access from multiple directions including Route 12, Oriskany Boulevard (Route 5s), close proximity to CENTRO Bus Station, and pedestrian connections.



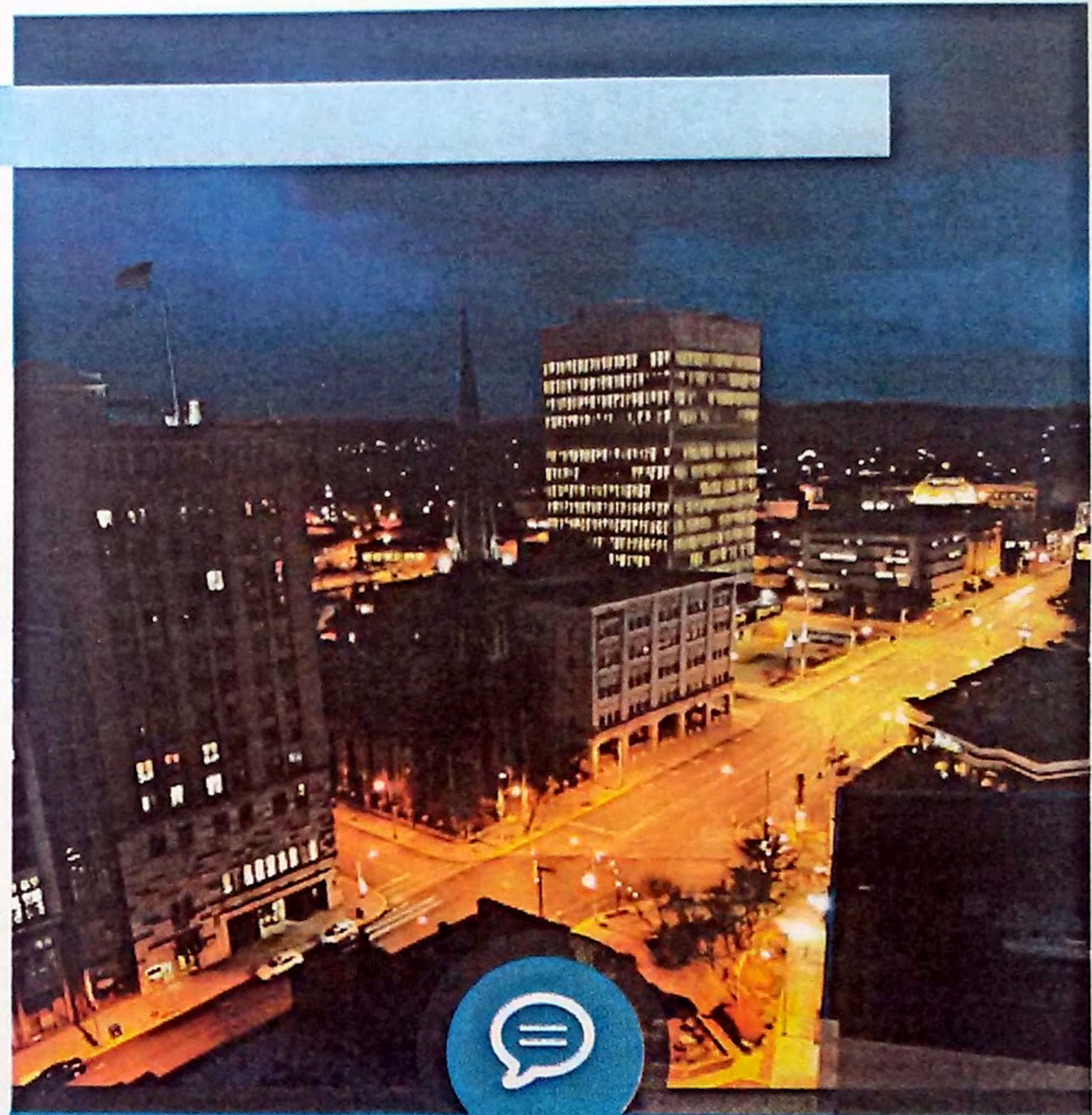
Downtown Living

MVHS will be a catalyst for downtown urban living to new physicians and healthcare professionals.



Construction Impact

It is anticipated that the construction industry impact will be in excess of \$200 million. That amount anticipates using as much local labor and locally manufactured materials and equipment as possible.



This project has the unique potential to play a pivotal role in advancing urban revitalization efforts in downtown Utica.

MVHS DEVELOPMENT TEAM



NBBJ and Turner Construction

Creates highly productive, sustainable spaces that free people to live, learn, work and play as they were meant to.

The world's leading organizations look to NBBJ experts to help them design environments that disrupt the status quo and effect real, meaningful change at all levels.



Hammes Company

Is comprised of a team of accomplished professionals with deep industry and functional expertise. They assist a full spectrum of healthcare clients by advising, implementing and managing key strategies and solutions that build high-performing organizations – including health systems, community hospitals, physician groups and payers.

As a testament to their success, they have been ranked as the number 1 Healthcare Facility Developer 16 out of the last 19 years according to Modern Healthcare.



Turner Construction

NBBJ is partnering with Turner Construction, a leading builder in diverse market segments. The company has earned recognition for undertaking large, complex projects, fostering innovation, embracing emerging technologies, and making a difference for their clients, employees and community.

MVHS SOURCES AND USES OF FUNDS

Includes refurbishment of Kennedy Garage and construction of new parking structure (1,550 spaces)

Sources	Amount	Uses	Amount
NYS DOH (DASNY)	\$ 300,000,000	Property Acquisition & Demo	\$ 13,700,000
MVHS Financing	\$ 150,000,000	Construction Building	\$ 347,000,000
MVHS Fundraising/ Equity Contribution	\$ 23,500,000	Construction Site & Infrastructure	\$ 28,700,000
ESD- URI (Application Pending with ESD)	\$ 10,000,000	Design Fees, Mgt. & Jurisdictional	\$ 30,100,000
City of Utica Parking Grant/NYS Assembly SAM Grant	\$ 2,500,000	Medical Equipment, Furniture & Information Systems	\$ 46,100,000
County-City G.O. Bonds Parking Structure/Kennedy Garage	\$ 27,405,853	Refurb of Kennedy Garage & Construction New Parking Structure	\$ 43,517,875
Proposed Other/NMTC Financing (ESD/Enhanced Community Development/Other)	\$ 10,112,022	Finance Fees	\$ 14,000,000
Total:	\$ 523,517,875	Total:	\$ 523,517,875

FUNDING GAP



\$10 MILLION UPSTATE REVITALIZATION INITIATIVE APPLICATION

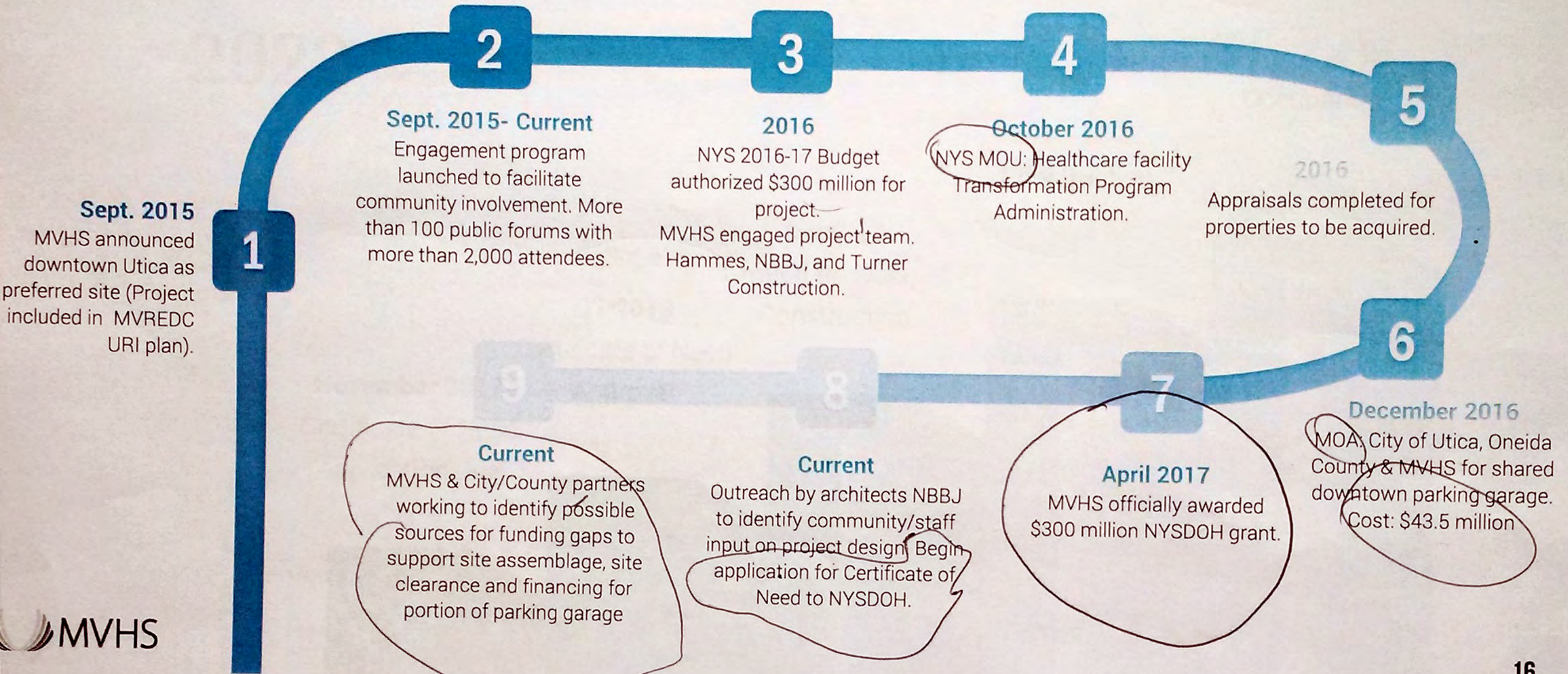
URI application submitted to Empire State Development for site and infrastructure development.



\$10.1 MILLION PARKING GARAGE GAP

City of Utica/County of Oneida partner project for construction of a new parking structure and refurbishment of 450 car Kennedy Garage. MVHS will assume maintenance and operating responsibilities to support hospital needs and 400 parking spaces set aside for downtown needs.

ACTIONS TAKEN TO DATE



PROJECT SCHEDULE

2022

Occupancy

Mid-2022
Occupancy

2018-2022
Construction

Q4 2018

Ground Breaking of
Construction

Q1 2018

Certificate of Need
Approval

November 2017
Certificate of Need
Application Due



PROJECT SUMMARY

MVHS Downtown Integrated Health Campus



Investment
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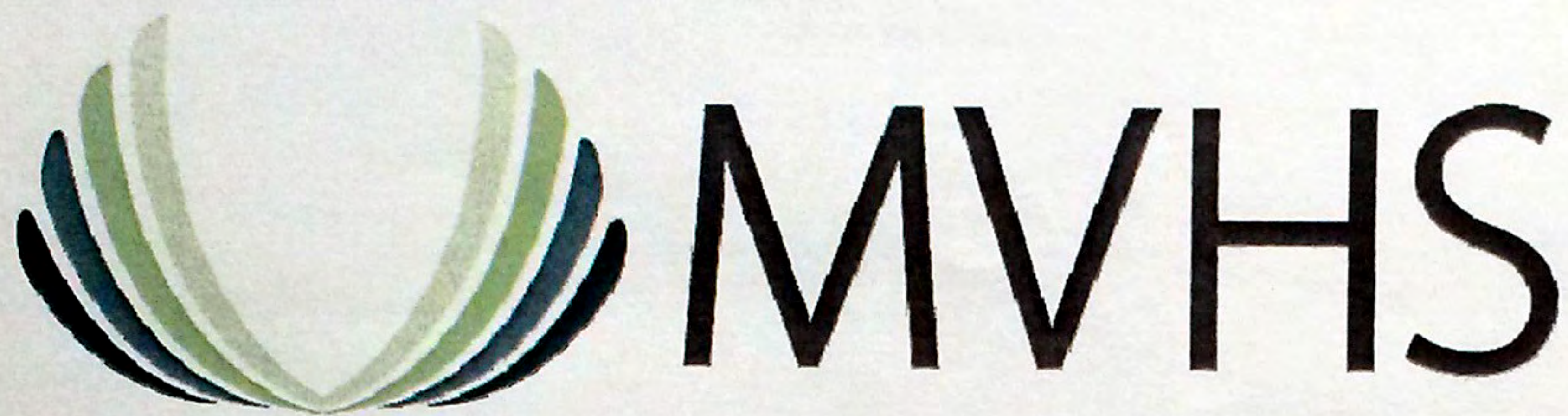
Modernization of water, sewer, gas and electric to enable the new campus and provide for future development in the district.



Public-Private Parking Partnership

Additional public parking for the Utica Memorial Auditorium, U District, and Central Business District.

CONTACT US



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